

D A W Dunn ISO BA[Hons] MSc
Mrs M J Dunn
9 Seafarers Walk
Hayling Island
Hampshire
PO11 9TA

23 October 2017

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX



For the attention of Mrs D Hayward

Dear Mrs Hayward

Your Planning Reference APP/17/01013

Land adjacent to Lifeboat Station Bracklesham Road Hayling Island

1 COMMENT

1.1 It is understood that the application, the implementation of which will have a serious adverse impact on the lives of residents in Seafarers Walk, on campervan visitors to the Hayling Island Sailing Club and on an AONB, stems from a few members of the Hayling Island Sailing Club who are unhappy to find during periods when the Club is hosting a national or International event that they might have to walk from the overflow car park to the Club Buildings.

1.2 The site is in a very sensitive location. The harbour is designated as a site of Special Scientific Interest, it is a Special Protection Area, a Ramsar Site, and a Special area of Conservation. The proposal must, therefore, be subject to special scrutiny in relation to potential impacts on these nationally and internationally recognised sites for nature conservation

1.3 We are mystified as the application would appear to have been made without thought to the adverse impact on an area designated as one of outstanding natural beauty by people who by their very activity might be expected to appreciate an unpolluted and quality environment.

1.4 It appears that those making the application for planning consent have given little or no thought to the environmental impact of their proposals in the round. And this must, sadly but inevitably, raise concerns about the approach to environmental stewardship of the Hayling Island Sailing Club

1.5 We are further mystified by the application to banish campervans from their current location as it might be imagined that Club members would be proud to welcome guests, especially from overseas, to their Club for these major events and be content to give them convenient facilities even if for so very few days a year a few members might have to walk a few extra yards. And we find difficult to understand their wish to locate visitors so remotely as to make them unlikely to utilise the Clubs chargeable activities such as the bar and the food outlets!

2 BACKGROUND

2.1 Currently, campervans are placed behind one of the accommodation blocks by the Club buildings. It is further understood that, located there, visiting caravaners have ready access to Club dining and bar outlets, washing and toilet facilities, and the facility to dispose of human and other waste. Further they are in close proximity to, and can be, and are readily and effectively managed by the Club's excellent employed management team.

2.2 The proposal to remove campervans to the overflow car park means their loss of ready access to facilities and the removal of effective management. And it can well be imagined that the distance from toilet facilities will lead to so-called "wild-toileting" in protected areas. And this must raise concerns about the Health and Safety of the occupants of the camper vans, local residents and others enjoying the area for recreation.

2.3 We are also extremely concerned about the probability of unauthorised parking at other times, travellers and others, once it becomes known that overnight parking is permitted on the land.

2.4 Further, experience of unauthorised overnight parking in the overflow car park, during previous events, is of extreme noise continuing until the early hours of the morning and an observed attempt to break into a resident's car by people entering Seafarer's Walk from the overflow car park.

2.5 There is no doubt the use of the land for the overnight parking of campervans will lead to loss of privacy, and the need to enhance the protection of our property.

3 ENVIRONMENTAL FACTORS

Visual Amenities

3.1 The parking of large camper vans will have a harmful impact on the visual amenities of the area. This site is particularly sensitive being located at the entrance to Chichester Harbour and within the Area of Outstanding Natural Beauty. We note that Areas of Outstanding Natural Beauty have been given the highest status of protection by the Government in relation to landscape and scenic beauty and believe, as the Government, that the conservation of the natural beauty of the landscape and countryside should be given great weight.

3.2 It is understood that an earlier approval, for the use of the land as an overflow car park, required the shielding of the area and a planting plan was implemented to screen vehicles from general view to a height of 1.2m. This would be inadequate should campervans be allowed.

Flooding

3.3 It is understood that the site is located within a potential flood Zone and it is suggested that the Environment agency would raise objections in relation to risks to the occupants of vehicles.

Health And Safety

3.4 As has already been mentioned, it can well be imagined that the distance from toilet facilities will lead to so-called "wild-toileting" in protected areas. And this must raise concerns about the Health and Safety of the occupants of the camper vans, local residents and others enjoying the area for recreation.

The impact on the landscape the environment

3.5 The risk to the sensitive coastal environment is considerable as inevitably intensive recreational activity, including the lighting of fires on the beach and the greensward south of the car park will take place, thereby putting intensive pressure on an ecological sensitive area. We have already seen in recent years the erosion of the lower dunes on the East of the spit by parked vehicles.

3.6 As regards the proximity to the nature reserve and the area of outstanding natural beauty, there are periods when, for example, the gorse becomes incredibly dry and flammable; and the potential danger to this area from bar-be-que fires especially on the greensward adjacent to the carpark should not be discounted.

4 Planning Drift

4.1 We believe that this is a further stage in "planning drift" and that the Hayling Island Sailing Club will at some point in the future seek further use of the area.

We believe that:

- A the proposal to extend the use of the overflow car park has no foundation in need**
- B the proposal is neither justified nor necessary**
- C its approval and implementation has potential to gravely damage an extremely sensitive natural environment both visually and physically**
- D its approval and implementation will have an ongoing adverse impact on the residents of Seafarers Walk Hayling Island PO11 9TA**

and we urge its rejection.

RECOMMENDATIONS

In the unfortunate event that the proposal is, very regrettably, approved, the following rules should apply:

- 1 As the 28 days requested by the Hayling Island Sailing Club is excessive we request that:
 - a The overflow car park shall only come into use by camper vans when there is a National or International event and for no other purpose and for no more than a 14 night a year standard approval.
 - b The car park shall not be used for this purpose until natural screening to a height of 2.5 metres is in place
 - c The Hayling Island Sailing Club shall submit to the authority and to all residents in Seafarers Walk Hayling Island PO11 9TA, whether members of the Club or not, at least six months in advance the programme of such events for the coming year.
 - d The Hayling Island Sailing Club shall make application to the authority for any extension to the 14 night standard approval. Any such application shall be considered for formal approval after consultation with residents and rejected should the residents of a minimum of three houses object
 - e The periods within the annual 14 days, and any additional period for which approval is given shall be known as approved periods
- 2 The Hayling Island Sailing Club shall be responsible for ensuring that there shall be no more than 8 motor caravans on site at any one time. Other forms of accommodation, e.g. camper van extension tents, tents and camper van extensions shall not be allowed.
- 3 The Hayling Island Sailing Club shall introduce a registration system with the requirement that on arrival camper van owners shall sign in at the Club House Reception and receive a licence to be displayed whilst on site. The Hayling Island Sailing Club shall monitor the car park and require any camper van not displaying a licence to leave the site immediately.
- 4 The Hayling Island Sailing Club shall be responsible for ensuring that on arrival caravaners are given instructions in writing that it is totally forbidden :
 - a to use the surrounding area for wild toileting and the disposal of urine and defectatory material.
 - b to light fires on the beach above the high water mark and on greensward adjacent to and to the South of the site

- 5 The Hayling Island Sailing Club shall be responsible for ensuring that no camper van caravan or other vehicle capable of sleeping people shall be parked within 60 metres of a residence and no such vehicle shall be parked West of the mid North South line of the overflow car park
- 6 The Hayling Island Sailing Club shall be responsible for ensuring that no music or other noisy activity shall be audible to residents after 10.30 pm at night and before 8.30am in the morning.
- 7 The Hayling Island Sailing Club shall be responsible for cleaning the site within 48 hours of the conclusion of an event
- 8 The Hayling Island Sailing Club shall ensure that the access barrier to the over-flow car park by the Lifeboat Station is locked at all times other than for the permitted purpose during approved periods
- 9 The Hayling Island Sailing Club shall be responsible for the immediate removal of any campervan caravan tent or other form of accommodation on the land outside an approved period and shall bear all and any legal and other costs that might be incurred in procuring removal.
- 10 The Hayling Island Sailing Club shall take a £5 million Public Liability insurance to indemnify residents in Seafarers Walk against damage to property including fences and gardens however and by whoever caused during the use of the over-flow car park at any time for any purpose other than for the parking of cars.
- 11 In the event of any breach at any time of any of the conditions, 1 to 9 above, Havant Borough Council shall on request by a minimum of the residents of three properties in Seafarers Walk Hayling Island PO11 9TA institute the immediate permanent revocation of all consent for the use of the overflow carpark for overnight parking of campervans.

Yours sincerely

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D A W Dunn
M J Dunn